

REQUEST FOR PROPOSAL



City Owned Property
Former "Young's Hotel"
2744 Manchester Road
Akron, Ohio 44319
Parcel: 67-13448

RFP No.: 2022OID1



Daniel Horrigan, Mayor

CITY OF AKRON, OHIO | MAYOR'S OFFICE OF INTEGRATED DEVELOPMENT
166 SOUTH HIGH STREET, ROOM 202 | AKRON, OHIO 44308
SEAN VOLLMAN | SVOLLMAN@AKRONOHIO.GOV | 330- 375-2133

BACKGROUND

The City of Akron, Ohio (the “City”) is soliciting proposals from qualified developers for the purchase and development of the subject property (the “Property”) located at 2744 Manchester Road, Akron, Ohio 44319 (Parcel 67-13448). The totality of the property is a 1.85 acre plot located in Kenmore. See overhead photo of parcels below.



The subject property is currently zoned retail (U3,H2, A3); apartments (U2, H2, A3); and single family (U1, H1, A1). Developer should notify the city if proposing a land use that deviates from the existing zoning.

Currently the Property is vacant. The Property previously housed Young's Hotel, originally a tavern, grocery store and eventually a hotel. The first hotel burnt down in 1907 and was rebuilt in 1908. Eventually Young's began operating exclusively as a restaurant and was closed in 2004. The City acquired the Property in 2007 and the structure was razed in 2010. The Property is within easy walking distance to residences,



parks and shopping. The Property abuts Lake Nesmith and the Towpath Trail. Lake Nesmith Park is one block away from the Property while Lisa Ann Park is a mile away. Two grocery stores and three fueling stations are located within approximately one mile of the Property. Heading westerly, the Property serves as an entry point to an apartment community that also abuts the lake. To the west of the Property is the Castle Homes neighborhood that begins only one block away. North of the Property is the ingress / egress for Interstate 277. The property has high visibility to visitors travelling to the Portage Lakes.

The Property offers an opportunity for development within the Kenmore area of the City. The City is seeking proposals that will enhance the vibrancy of the area, and has a particular interest in a reuse of the site that could include mixed-use residential/retail/office projects that can activate the streetscape, while providing places for people to live and work.

The Property offers an opportunity for development within the well-established Kenmore neighborhood of the City.

The City is seeking proposals that:

- Will enhance the vibrancy of the area.
- Take advantage of the many natural amenities nearby.
- Residential, office, neighborhood retail uses, or a mixed-use combination would all be desirable on this site.
- Projects should activate the streetscape, support walkability, and follow best practices for urban design. If residential units are proposed, garage doors should not face Manchester Rd. or Carnegie Ave.
- A ten-foot wide public access easement must be maintained for walking along the waterfront of Lake Nesmith.

Based on the proposals submitted, the City intends to enter into a Development Agreement with the selected respondent, if any. The Development Agreement will include a purchase price for the Property. The fixed purchase price will be required at closing.

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GUIDANCE & FORMAT

The proposal and project shall be consistent with the terms contained in this Request for Proposals. Proposals should include the following:

1. A cover letter to provide a summary of your proposed project, including your name, mailing address, contact numbers and email address, and the price offered to purchase the Property.
2. A Narrative describing your project concept. To the extent available include site drawings and any available data from your “architectural program.”
3. A detailed timetable for accomplishing the concept you propose. This timetable should show sequencing, if any, and contingencies.
4. The desired method of acquisition. State with specificity the form of and proposed consideration for acquiring the Property from the City. All contingencies, including but not limited to financing contingencies should be clearly identified.
5. A written Incentives Requests. Your proposal shall state with specificity incentives, if any, requested of the City in connection with the project. The City’s 15-year real property tax abatement program may be available for qualified residential projects. Questions regarding that program may be submitted in the manner described below.
6. A Sources and Uses Table outlining the total expected cost of the project and the amounts and types of expected sources. Indicate whether any of the sources are already secured and, if possible, include term sheets or letters of interest.
7. Include any additional information you consider necessary for the City to evaluate your proposal.

The City chooses not to establish a specific format for your proposal. Your proposal, however, shall contain concise written material and illustrations. Legibility, clarity, and completeness are essential. Each item in our Proposal Guidance must be addressed. Additional material, such as drafts of proposed agreements, may be included in an appendix to your proposal, but will be regarded as samples subject to negotiations.



EVALUATION & SELECTION

Proposal Evaluation and Selection

The Mayor's Office of Integrated Development shall review and evaluate proposals received by the due date and make its recommendation to the Mayor. Any agreement will be subject to the approvals of City Council and other applicable boards or commissions.

The City shall consider the following information when evaluating submitted proposals to determine which proposal, in the sole judgment of the City's administration, is in the best interest of the City:

- A. The proposal best suited to complement the objectives of the Plan in a way that is financially sound and sustainable, attractive to the community, and supportive of the City's vision.
- B. The proposal that is in the best financial interest of the community with consideration to purchase price offered and future tax generation potential.
- C. The Developer's
 - Direct and substantial experience in planning and developing significant building projects with a municipal partner
 - Financial stability and credentials to perform its proposal.

Your proposal must be received no later than 3:00 p.m. EST on June 30, 2022. Your proposal shall be labeled "RFP 2022OID1 Young's Hotel Proposal" and either:

(a) delivered to:

City of Akron Office of Integrated Development
166 South High Street, Room 202
Akron, Ohio 44308
Attn: Deputy Mayor for Integrated Development

(b) uploaded online at [Akronohio.Submittable.com](https://akronohio.submittable.com) and selecting the application for Young's Hotel Proposal RFP.



The City of Akron reserves the right to:

- Modify, waive, or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements
- Select more than one proposal to develop the entire property or portions thereof
- Reject any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal which best serves the interest of the City

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the City of Akron. During this process, the City may seek additional information from the responders. In addition, the City may request the responders to make a presentation of their proposal.

The estimated schedule is as follows:

RFP Distribution	May 1, 2022
Proposal Due Date	June 30, 2022
Review of Proposals	July 1, 2022, through July 31, 2022
Award of Proposal	August 15, 2022

The City will assume that the any respondent submitting a proposal has familiarized themselves with the Property enough to submit a knowledgeable proposal.

The City may choose to conduct interviews during the Review of Proposal period with any and/or all of the respondents.

All questions about this RFP should be directed by email to David Messner at dmessner@akronohio.gov. Questions should be submitted no later than May 31, 2022. Any responses to questions will be posted to the “Developers” section of the City’s website: akronohio.gov/rfp



MISCELLANEOUS

- 1) Respondent shall work with the City of Akron, prior to execution of a contract to modify the project to fit the best interest of the City.
- 2) Respondent shall certify that it is not delinquent in the payment of real estate taxes or City of Akron income tax.
- 3) City reserves the right to make no selection.
- 4) In submitting a response to this RFP and in the performance of any resulting award each respondent warrants that it has complied with and/or will comply with all federal, state, and local laws, ordinances, and lawful rules and regulation thereunder. Respondents further agree: 1) not to discriminate against any employee or applicant for employment because of age, race, color, creed, religion, national origin, ancestry, disability, marital status, familial status, sex, gender (including gender identity) sexual orientation, or military status and 2) That every subcontract related to the Project will contain a provision requiring non-discrimination in employment as specified above.
- 5) The respondent, by submitting a proposal agrees that any cost it incurs in responding to this RFP or in support of activities associated with this RFP, are to be borne by respondent and are not the responsibility of the City. The City will incur no obligation or liability whatsoever to any one by reason of issuance of this RFP, or action by anyone relative thereto.



OUR TEAM

OFFICE OF INTEGRATED DEVELOPMENT

The City of Akron Office of Integrated Development is committed to co-creating, with residents and businesses, a community that is healthy, equitable, beautiful, and resilient.

Our team does this with clarity of process, transparent communications, data-driven strategy, and a culture of learning and creativity.

Our goal is to embrace Akron's history and steward that legacy.



Daniel Horrigan

MAYOR



Sean Vollman

DEPUTY MAYOR
FOR INTEGRATED
DEVELOPMENT



Catey Breck

DIRECTOR OF
STRATEGIC
DEVELOPMENT



Jason Segedy

DIRECTOR OF
PLANNING AND
URBAN DEVELOPMENT



Samuel DeShazor

DIRECTOR OF
BUSINESS
RETENTION AND
EXPANSION